CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 2, 2026

Timothy M. & Casey J. VanWye
2957 N. Parkdale Ct.
Wichita, KS 67205

Ref: VAC2026-00014: Vacation request in the City to vacate a portion of a platted 30-foot drainage and utility easement on property zoned SF-5 Single-Family Residential District for a pool and deck, generally located south of North Parkdale Court and 300 feet west of North Parkdale Street.

Dear Applicants,

At the **Tuesday, June 2, 2026**, meeting of the Wichita City Council, the above-referenced vacation request was approved.

This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

Wichita-Sedgwick County Metropolitan Area Planning Department

April 23, 2026

Timothy M. & Casey J. VanWye
2957 N. Parkdale Ct.
Wichita, KS 67205

Ref: VAC2026-00014: Vacation request in the City to vacate a portion of a platted 30-foot drainage and utility easement on property zoned SF-5 Single-Family Residential District for a pool and deck, generally located south of North Parkdale Court and 300 feet west of North Parkdale Street.

Dear Applicant,

At the **Thursday, April 23, 2026**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
(2) All improvements shall be according to City Standards and at the applicants' expense.
(3) Provide Planning with a legal description of the vacated portion of the drainage and utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
(4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the Vacation Order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

These conditions have been met. Therefore, this case is scheduled for final action by the Wichita City Council on **Tuesday, June 2, 2026**. This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

Document #: 2026-032658
Date Recorded: 06/10/2026 09:42:12 AM
Pages: 2 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

BEFORE THE CITY COUNCIL OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF A DRAINAGE AND UTILITY EASEMENT	)	
GENERALLY LOCATED SOUTH OF NORTH PARKDALE COURT AND 300 FEET WEST OF NORTH PARKDALE STREET	)	**VAC2026-00014**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 2nd day of June, 2026, comes on for hearing the petition for vacation filed by Timothy M. & Casey J. VanWye (owners), praying for the vacation of described portion of a drainage and utility easement, to wit:

The North 10 feet of the platted 30 foot Drainage and Utility Easement located along the south lot line of Lot 6, Block 1, Evergreen 5th Addition, Wichita, Sedgwick County, Kansas, extending the western 89 feet along said lot line.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on April 2, 2026, which was at least 20 days prior to the public hearing.

2. No private rights will be injured or endangered by the vacation of the described portion of a drainage and utility easement, and the public will suffer no loss or inconvenience thereby.

3. In justice to the petitioner(s), the prayer of the petition ought to be granted.

4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.

5. The vacation of the described portion of a drainage and utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 2nd day of June, 2026, ordered that the described portion of a drainage and utility easement is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

CITY OF WICHITA, KANSAS

Lily Wu, Mayor

ATTEST:

for Slimita Rice, City Clerk Jo Hensley Deputy Clerk

Approved as to Form:

Jennifer Magana for
Jennifer Magana, City Attorney and Director of Law

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0326968	Legal Ad - IPL0326968	4-23-26 Summ. Official Hearing	2.0	146.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

OCA 150004
Published in The Wichita Eagle on April 1, 2026
(One Time Only)
MAPC/BZA April 23, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 23, 2026, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

CUP2026-00008: CUP Amendment in the City to amend Parcel 2 to allow Night Club in the City on property zoned LC Limited Commercial and GC General Commercial with CUP DP-3, generally located on the southeast corner of West 21st Street and North Amidon.

PUD2026-00004: Zone Change request in the City from GC General Commercial District and LI Limited Industrial District to create the Jahn Property PUD, generally located on the north side of East Central Avenue, west of North Emporia Avenue, north and south of East Elm Street and east of North Saint Francis Avenue.

PUD2026-00005: Zone change request in the City from LC Limited Commercial District to PUD to create the Lot 1, Langland PUD; generally located on the east side of South Rock Road, 400 feet south of East Lincoln Avenue (946 South Rock Road).

PUD2026-00006: Zone change request in the City from OW Office Warehouse District and SF-5 Single-Family Residential District to PUD to create the Moorings Plaza PUD; generally located on the south side of West 53rd Street North, one-quarter mile west of North Meridian Avenue.

VAC2026-00010: Vacation request in the City to reduce a platted building setback on property zoned LC Limited Commercial District, generally located on the west side of North Holyoke Avenue and 200 feet south of East 13th Street North (1331 North Holyoke Avenue).

VAC2026-00011: Vacation request in the City to vacate complete access control on property zoned GC General Commercial District, generally located on the west side of South Broadway Avenue and 500 feet south of East Hazel Street (5301 South Broadway Avenue).

VAC2026-00012: Vacation request in the city for a portion of a platted street-side setback from 15 feet to 2 feet, generally located on the west side of South Shefford Avenue and within 200 feet south of West Maple Street (321 South Shefford Avenue).

VAC2026-00013: Vacation request in the city of a portion of a utility, drainage, and access easement on property zoned MF-29 Multi-Family Residential, generally located on the north side of West University Avenue and within 580 feet west of South Seneca Street.

VAC2026-00014: Request in the City to vacate a portion of a platted 30-foot drainage and utility easement on property zoned SF-5 Single-Family Residential District for a pool and deck, generally located south of North Parkdale Court and 300 feet west of North Parkdale Street.

ZON2026-00013: Zone Change request in the City from GO General Office to OW Office Warehouse to allow new warehouse building, generally located within a half mile west of the corner of West Central Avenue and North West Street (4715 West Central Avenue).

ZON2026-00014: Zone Change request in the City from LC Limited Commercial to GC General Commercial to allow Tattoo and Body Piercing, located northeast corner of West Douglas Avenue and North Martinson Street (1322 West Douglas Avenue).
IPL0326968
Apr 1 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
04/01/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Apr 1, 2026, 9:59 AM EDT

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010931
MY COMMISSION EXPIRES MAY 28, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 2nd day of April, 2026.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 30 day of March, 20___.

STATE OF KANSAS NOTARY PUBLIC
JO HENSLEY
My Appointment Expires
1-7-2030

Jo Hensley

Notary Public

(seal)

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO.
April 23, 2026

STAFF REPORT

CASE NUMBER: **VAC2026-00014** - Vacation of a portion of a platted drainage and utility easement.

APPLICANT/AGENT: Timothy M. & Casey J. VanWye (applicants)

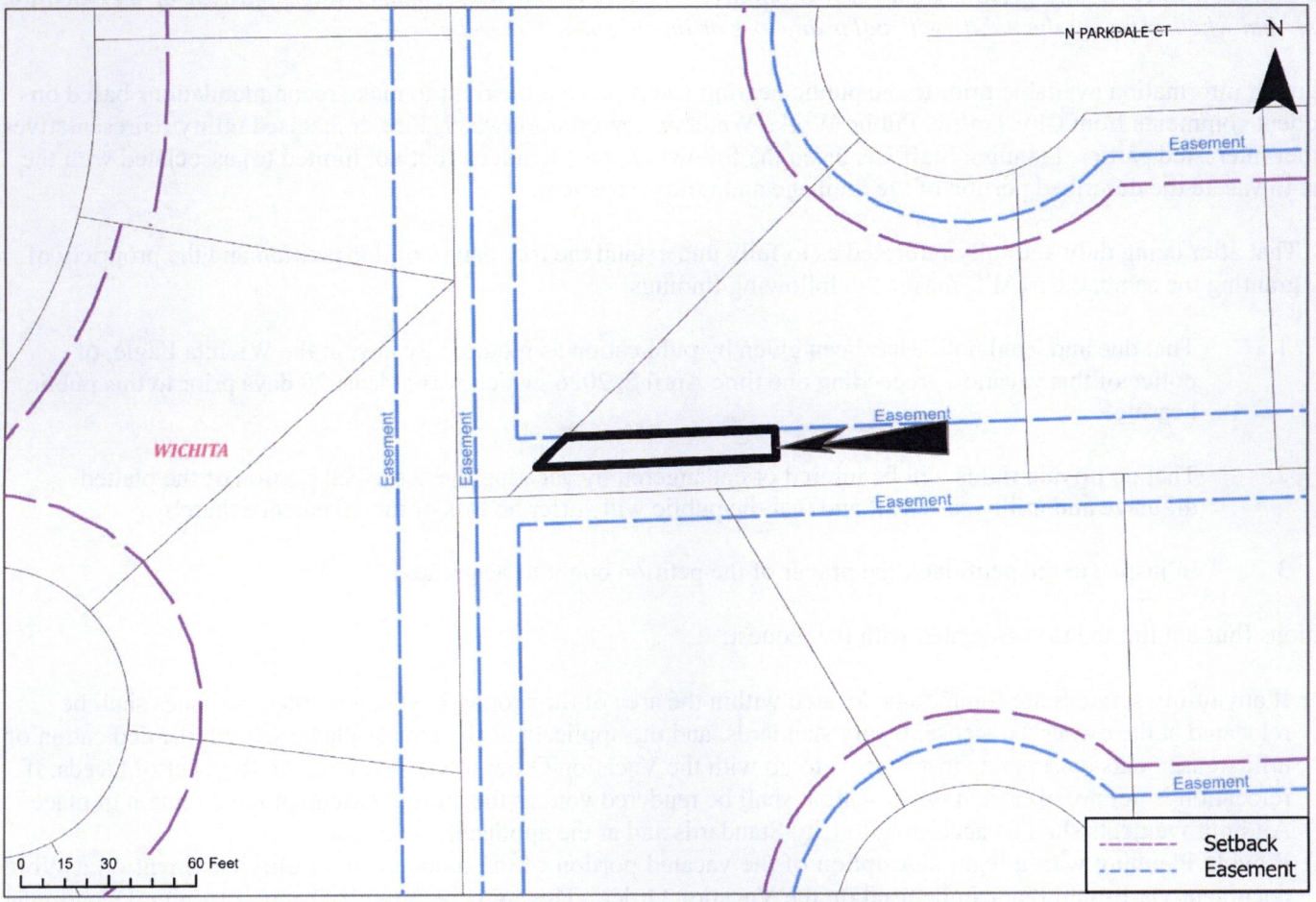
LEGAL DESCRIPTION: Generally described as vacating a portion of the platted 30-foot drainage and utility easement, on the south side of Lot 6, Block 1, Evergreen 5th Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located south of North Parkdale Court and 300 feet west of North Parkdale Street (2957 North Parkdale Court).

REASON FOR REQUEST: To allow for the construction of a pool.

CURRENT ZONING: The subject site and adjacent properties are zoned SF-5 Single-Family Residential District.

VICINITY MAP:



The applicants are requesting the vacation of a 10-foot portion of the platted 30-foot drainage and utility easement, located on the south side of Lot 6, Block 1, Evergreen 5th Addition. The property is located south of North Parkdale Court and 300 feet west of North Parkdale Street. The subject site is zoned SF-5 Single-Family Residential District and is developed with a single-family home. The purpose of the vacation is to allow for construction of an in-ground pool.

GIS mapping shows a sanitary sewer in the subject easement. However, this is located outside of the vacation area. Wichita Public Works & Utilities, Fire, Stormwater, and Traffic Engineering do not object to this vacation. Public Works notes that deck, structure, and concrete footings are not allowed in the remaining easement. Comments from franchised utilities have been received. Black Hills Energy has no lines or equipment in the vacation area and therefore has no objections. Cox has aerial lines in the area; any relocation will be at the applicant's expense.

Evergy has reviewed the vacation request and has no objection. We have attached the service standard to show the proper clearance from bodies of water that must be maintained for electric safety. The pool needs to meet that standard. Jordon Ekeler, Area Design Representative, will be the contact for this vacation request and any project associated with it. He can be contacted at (785) 508 - 2885. Standard language will apply; **Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.**

The Evergreen 5th Addition was recorded on October 3, 2004.

When determining a recommendation to be made to the Metropolitan Area Planning Commission (MAPC), the Subdivision and Utility Advisory Committee should consider the legal findings that are required to be made by the MAPC and Governing Body in order to grant the request. These findings are detailed in the subsequent MAPC report. *In particular, the Committee should consider whether any private rights will be injured or endangered by recommending approval of the vacation request, and whether or not the public will suffer any loss or inconvenience thereby.*

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the drainage and utility easement.

A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:

   1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time April 2, 2026, which was at least 20 days prior to this public hearing.

   2. That no private rights will be injured or endangered by vacating the described portion of the platted drainage and utility easement and that the public will suffer no loss or inconvenience thereby.

   3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

(1) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
(2) All improvements shall be according to City Standards and at the applicants' expense.
(3) Provide Planning with a legal description of the vacated portion of the drainage and utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department

prior to this case going to City Council for final action.

(4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the Vacation Order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

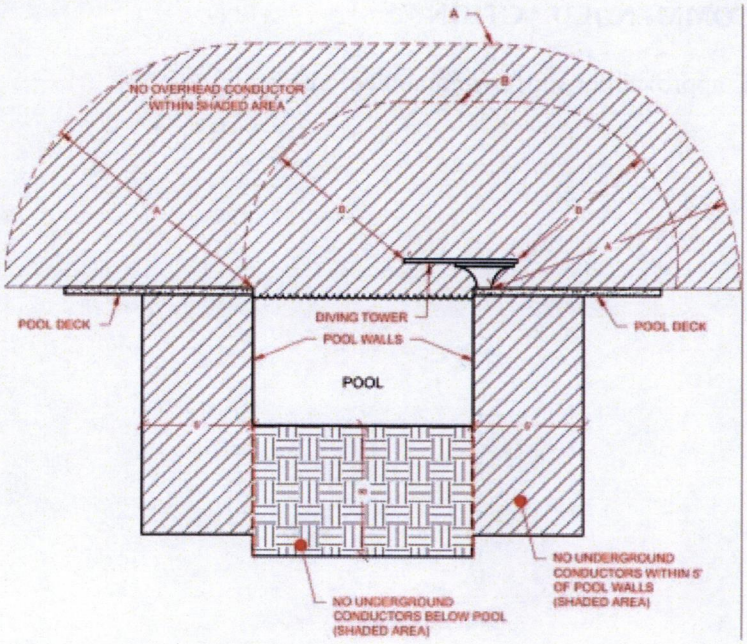
Attachments:

1. Electric Service Standard
2. Vacation Exhibit
3. Aerial Map
4. Plat Exhibit

Electric Service Standard

10.25 – Clearances to Bodies of Water

The following rules apply to in-ground pools, spas, and hot tubs, as well as hydro-massage bath tubs, decorative fountains, reflection pools, above ground pools, storable swimming or wading pools, or any other water surface.

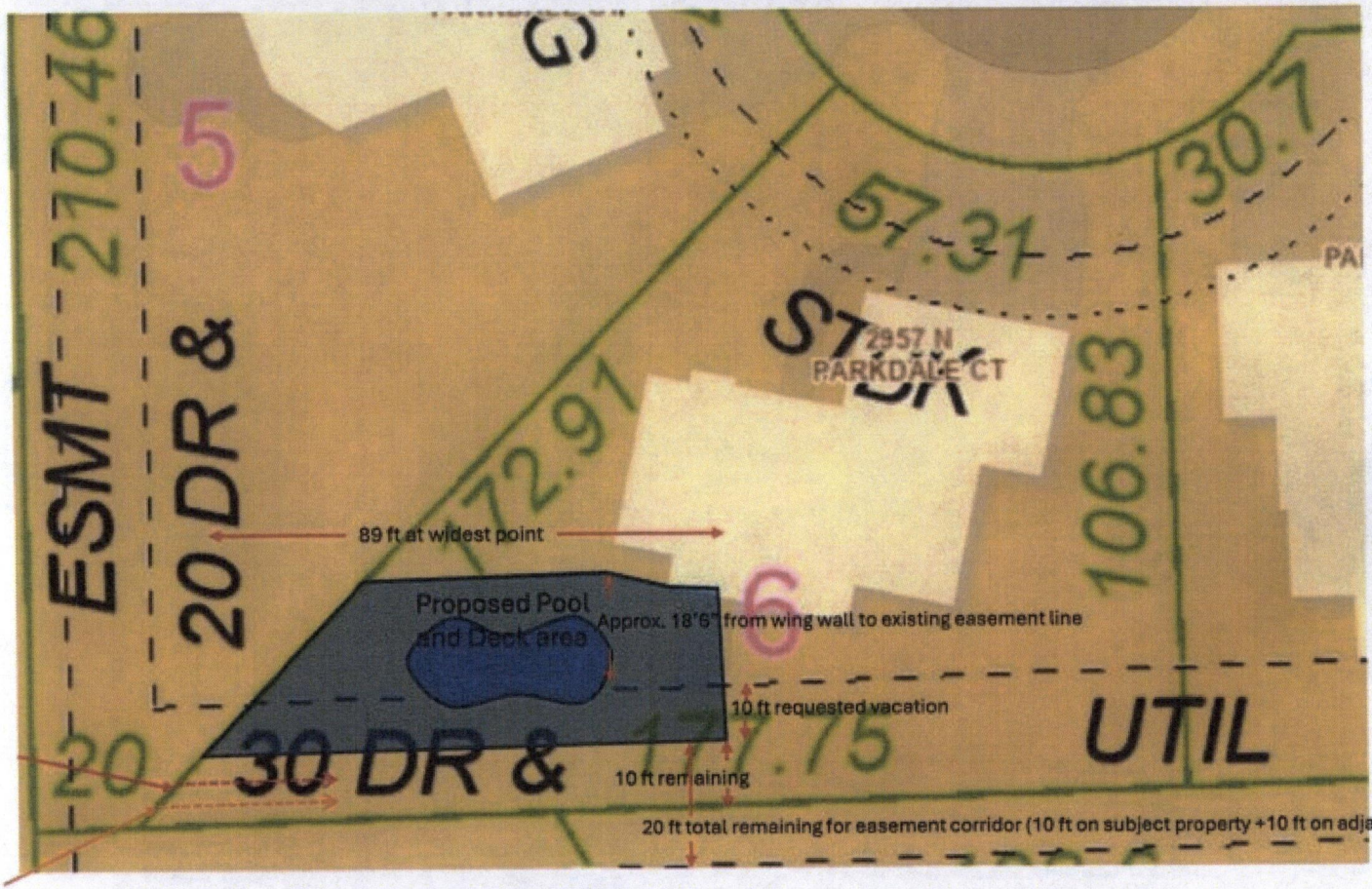


Water Surfaces (I.E. Swimming Pools, Spas, Hot Tubs, Etc.)				
		0-750V	751V -15 kV	15KV-50 kV
	Clearance Parameters	Open	Open Supply	Open Supply
A	Clearance in Any Direction to Waters Edge or Base of Diving Platform	22.5'	25' NESC T234-3	27' NESC T234-3
B	Clearance in Any Direction to Observation Stand, Tower, or Diving Platform	14.5'	17' NEC 680.8	18' NEC 680.8

1. If any overhead wires are within clearances specified in the drawing above, contact the Company's local service center to see that it is allowed/not allowed per NEC and NESC code.
2. Underground services and underground supply conductors shall not be permitted under a pool or within the area extending 5 feet horizontally from the inside wall of the pool. NEC 680.10 Supply Conductors shall not be installed under pool decks, even if it is outside of the 5' clearance.
3. If any water surface (above ground pools, in-ground pools, spas, hot tubs, etc.) is being installed over or under existing service, the service shall be moved and relocated at customer's expense.
4. Supply conductors shall not be installed under pool decks, even if it is outside of the 5' clearance.
5. NESC 234E1 – Exception 2 – These clearance values do not apply for neutral conductors, guys and messengers, and covered multiplex cable of 0 to 750V, that is 10 ft (3m) or more horizontally from the edge of the pool, diving platform, diving tower, and water slide, or other fixed pool related structures.

Vacation Exhibit

2957 N Parkdale Ct
Lot 6 Block 1
Evergreen 5th Addition



Aerial Map


VAC2026-14
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
WICHITA

Plat Exhibit

